



**7 Harding Street, Tenby**  
**OFFERS IN REGION OF £380,000**

- **Mid Terraced House**
- **Four Bedrooms,  
One Shower Room**
- **Open Plan Lounge/Diner**
- **Suntrap Rear Courtyard**
- **Close to Tenby Town Centre**
- **Residents Permit Parking**
- **Easy Walk to Beaches and  
Harbour**
- **EER - TBC**

## THE PROPERTY

This four bedroom mid terraced house is situated in the sought after residential location of Harding Street and is conveniently located to reach both the town centre and the mile and a half golden sands of the South Beach. There are the added benefits of some original features, uPVC double glazing and resident permit parking. The accommodation comprises: Entrance Hallway, Lounge/ Diner, Breakfast Room, Kitchen, Sun Room, Four Bedrooms and Shower Room. To the rear is a lovely enclosed paved courtyard.

## ENTRANCE HALLWAY

Enter via upvc double glazed door. Doors to various rooms, stairs to first floor with understairs storage. Dimplex storage heater. Ceramic tiled floor.



## REVERSE VIEW



## LOUNGE/DINER

23' 10" x 11' 04" (7.26m x 3.45m)

Lovely, bright, open plan room. Double glazed bay window to front. Window to rear. Slate hearth with fire and alcoves either side, both with built-in cupboards. Dimplex storage heater. Wooden flooring. Vintage light fittings.



## REVERSE VIEW



**BREAKFAST ROOM**

14' 06" x 8' 07" (4.42m x 2.62m)

Doors to kitchen and sun room. Window to side.  
Ceramic tiled flooring.



**REVERSE VIEW**



**SUN ROOM**

8' 03" x 5' 10" (2.51m x 1.78m)

Door to courtyard, polycarbonate roof and window to courtyard. Space for seating.



## KITCHEN

8' 07" x 6' 10" (2.62m x 2.08m)

Window to side. Floor and wall mounted cupboards with work tops over and double Belfast sink. Space and connection for electric cooker. Space and plumbing for washing machine. Space and connection for fridge freezer. Ceramic tiled floor. Part tiled walls.

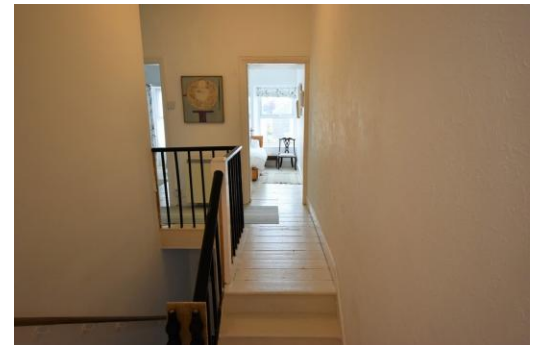


## REVERSE VIEW



## FIRST FLOOR LANDING

Split landing with Bedrooms One, Two and Three to the front and Bedroom Four and Shower Room to the rear. Skylight window to rear and small built-in cupboard. Dimplex storage heater to the front. Doors to all rooms. Exposed Painted Floorboards throughout Landing and Bedrooms. Loft hatch.



**BEDROOM ONE**

11' 11" x 11' 07" (3.63m x 3.53m)

Window to rear. Built in wardrobe and storage.



**REVERSE VIEW**



**BEDROOM TWO**

11' 08" x 11' 02" (3.56m x 3.4m)

Window to front. Pedestal wash hand basin in alcove.



**REVERSE VIEW**



### BEDROOM THREE

12' 02" x 6' 00" (3.71m x 1.83m) max  
Window to front. Built-in wardrobe with storage cupboards



### REVERSE VIEW



### BEDROOM FOUR

7' 03" x 5' 07" (2.21m x 1.7m)  
Sliding door. Window to side. Loft hatch.



### SHOWER ROOM

9' 02" x 7' 10" (2.79m x 2.39m) max  
Large walk-in shower cubicle with electric shower and extractor light over. WC. Pedestal wash hand basin. Built-in airing cupboard with shelves fitted and housing hot water tank. Obscure glazed window to side. Vinyl flooring.



**EXTERNALLY**

To the rear is a suntrap, low maintenance, paved courtyard with outside wc and built in storage shed.



**DIRECTIONS**

On foot from our office, proceed to the top of Upper Frog Street and turn left, at the crossroads cross straight over into Warren Street, take the first right into Harding Street and follow the road round where no. 7 will be seen on the left hand side, indicated by our For Sale sign.

**FLOOR PLAN** Awaiting

**ENERGY PERFORMANCE GRAPHS** To Be Confirmed

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